Verified RealEstate™

REFERENCE
3A/2025-2026

ISSUED
14 May 2025

PP APPROVAL RECORD

Planning Permission

Tiruvallur district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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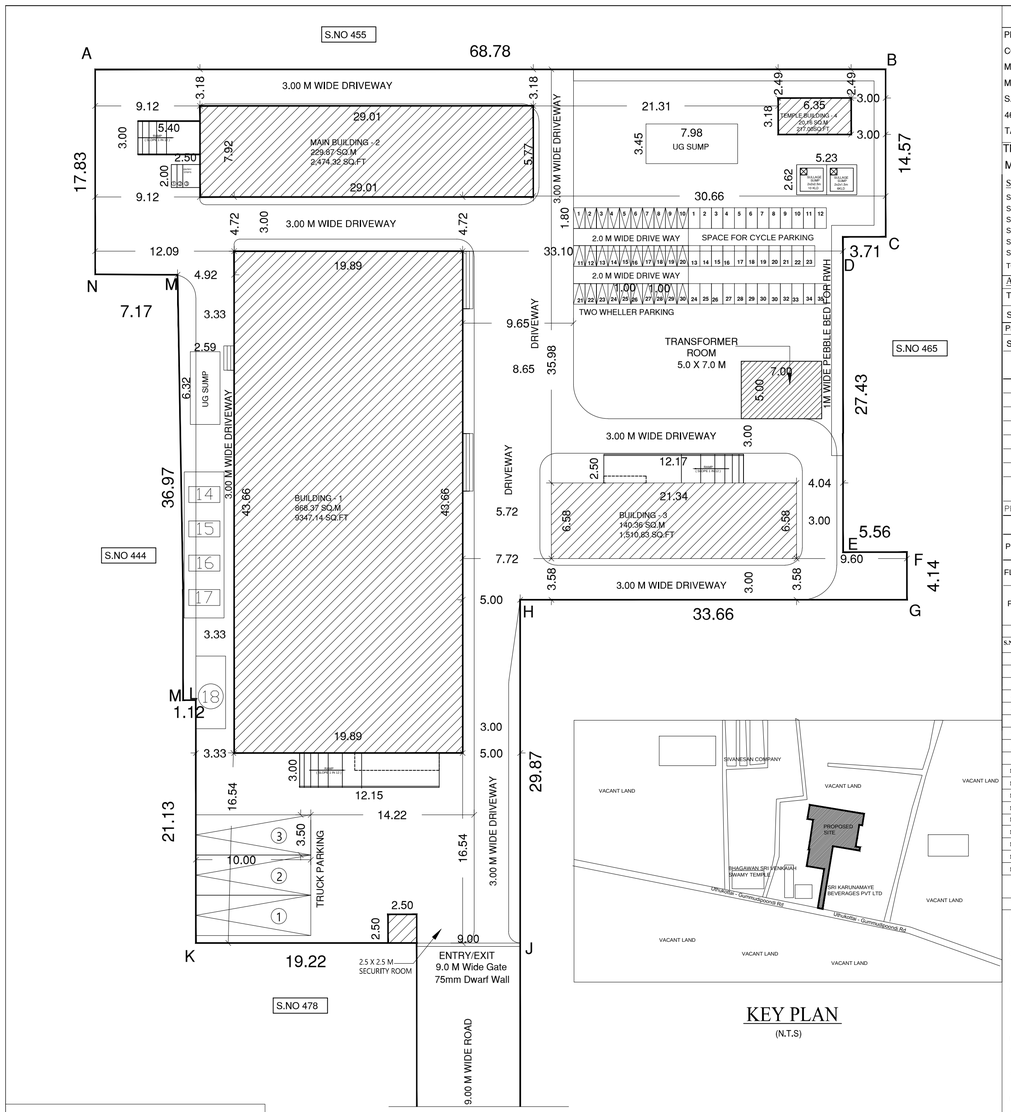
DIGITALLY VERIFIED RECORD



KEY PLAN
(N.T.S)

SHEET NO:01/03

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF INDUSTRIAL BUILDING
M/S.OURLAND ENGINEERING WORKS PVT LTD.
MANUFACTURER OF MINERALIZED WATER
S.NO: 464/4B1, 464/4B2, 464/4C2,464/4D,464/4F1,
464/4H1B GETNAMALLI VILLAGE, GUMMIDIPOONDI
TALUK,TIRUVALLUR DISTRICT-601 201.

TNPCB CATEGORY- 3054 GREEN
MANUFACTURER OF MINERALIZED WATER

SITE AREA DETAIL:

SURVEY NO : 464/4B1 = 700 SQ.M (PATTA NO : 3083)
SURVEY NO : 464/4B2 = 700 SQ.M (PATTA NO : 3083)
SURVEY NO : 464/4C2 = 320 SQ.M (PATTA NO : 3083)
SURVEY NO : 464/4D = 1400 SQ.M (PATTA NO : 3083)
SURVEY NO : 464/F1 = 150 SQ.M (PATTA NO : 3083)
SURVEY NO : 464/4H1B = 1370 SQ.M (PATTA NO : 3083)
TOTAL = 4640 SQ.M

AREA DETAIL:	Sq.m
TOTAL PLOT AREA AS PER PATTA	4640.00
SUPERIMPOSED AREA	3725.11

PROPOSED BUILDING AREA STATEMENT

SL.NO	BUILDING NAME	FSI IN Sq m	NON FSI IN Sq m	TOTAL AREA IN Sq m
1.	**FACTORY BUILDING- 1**			
	GROUND FLOOR	868.39	-	868.39
	FACTORY BUILDING- 2			
	GROUND FLOOR	229.87	-	229.87
	FACTORY BUILDING- 3			
	GROUND FLOOR	140.36	-	140.36
	TEMPLE BUILDING- 4			
	GROUND FLOOR	20.16	-	20.16
	SECURITY BOOTH		7.00	7.00
	TOTAL	1258.78	7.00	1258.78

PROPOSED AREA CALCULATION & PARKING DETAILS

DESCRIPTION	CALCULATION	REQUIRED	PROPOSED
PLOT COVERAGE	1258.78 / 4640.00 X 100	75%	27.12%
FLOOR SPACE INDEX	1258.78 / 4640.00	1.5	0.27
PARKING AREA	03 LORRYS WITH DIMENSION 3.5m x 10.0m 26 T.W WITH DIMENSION 1.0m x 1.8m CYCLE PARKING AREA 49.0 Sq m		

PROPOSED MACHINERY DETAILS:

S.NO	MACHINERY DETAILS	QTY	EACH H.P	TOTAL H.P
1	PET M/C	01	50.00	50.00
2	PET M/C	01	35.00	35.00
3	PET M/C	01	25.00	25.00
4	EOT CRANE	01	10.00	10.00
5	PET SCRATCH BLOW FORMING M/C	01	10.00	10.00
6	CHILLER	01	05.00	05.00
7	PET FULL AUTOMATIC BOTTLE BLOWING M/C	01	10.00	10.00
8	PET FULL AUTOMATIC BOTTLE BLOWING M/C	01	10.00	10.00
9	FILLING UNIT	01	10.00	10.00
10	HIGH PRESSURE PUMP	01	10.00	10.00
11	INDUCTION MOTOR	01	01.50	01.50
12	RO MEMBRANE HOUSING	01	07.50	07.50
13	WATER BOTTLE LABELING M/C	01	25.00	25.00
14	AIR COMPRESSOR	01	20.00	20.00
15	AIR COMPRESSOR	01	20.00	20.00
16	AIR COMPRESSOR	01	20.00	20.00
17	AIR COMPRESSOR	01	20.00	20.00
18	COOLING TOWER WITH FAN MOTOR	01	05.00	05.00
			TOTAL HP	296.50

SPECIFICATIONS:

Foundation	:	Open footing
Block work	:	150mm thk. in c.m 1:5
Plastering	:	C.M 1:4 for all walls
Cement paint	:	2 coats for walls
Joineries	:	Aluminium windows and MS rolling shutter
Painting	:	Two coats of over primer one coat of cement paint for all plastered surface, two coat of enamel paint for joineries
R.C.C 1:2:4	:	For all columns, beams,sunshades
Super structure	:	Pre engineered steel building , Standing Seam roof
Steps	:	Tread - 0.30 m ,riser - 0.15 m All dimensions are in meter

NOTES : Fire Pipe Line Running All Around the Compound Wall Above 1.20M Level and Run as Underground at Main Entrance below 1m Finished Ground Level

COLOUR INDEX	
BOUNDARY	
PROPOSED	
EXISTING ROAD	
DRIVEWAY	

SCALE 1: 200 — ALL DIMENSIONS ARE IN METRES

WORKERS DETAILS

MALE	10 Nos
FEMALE	05 Nos
NUMBER OF WORKERS	15 Nos

OWNER(S):

For OURLAND ENGINEERING WORKS PVT. LTD
Director

ARCHITECT /LICENSED SURVEYOR

D. MUGUNDHAN, B.Arch.,M.Plan
MEMBER COUNCIL OF ARCHITECTURE
CA/2000/43495
mugundh.dhivakar@gmail.com

STRUCTURAL ENGINEER

Er.S.RAMACHANDRAN, M.E., M.I.E.,F.I.
Structural Engineer Gr-I
DTCP Reg. No.STC/RAMAMOU/RLC/L1/2021
Reg. 4/389 Muthalipalam Thottam,
Vallipuram post, Ponneripalayam-638183

SITE ENGINEER

SUJATHULLAH. S
Registered Construction Engineer Grade I
Reg.No. CO.LR/G/R/CE/20/2/2002
Plot No. 70-125, Kal Kulthurai Thottam Street,
Thoraipakkam-600 097. Ph: 99950 97507
E-mail: sujatsuja77@gmail.com

SHEET No: 2 OF 3

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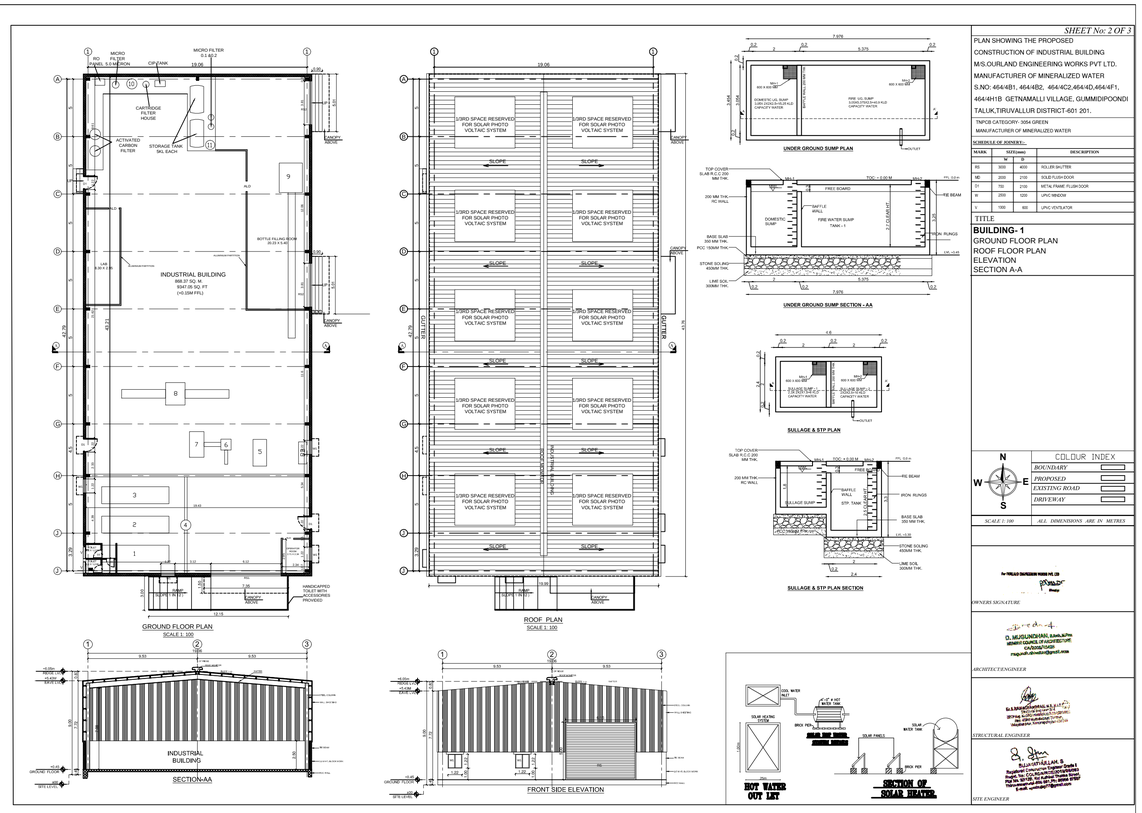
MANUFACTURER OF MINERALIZED WATER

SCHEDULE OF JOINERY:-

MARK	SIZE(mm) W	H	DESCRIPTION
RS	500	400	ROLLER SHUTTER
MD	2000	2100	SOLID FLUSH DOOR
D1	750	2100	METAL FRAME FLUSH DOOR
W	2000	1200	UPVC WINDOW
V	1000	600	UPVC VENTILATOR

TITLE
BUILDING- 1
GROUND FLOOR PLAN
ROOF FLOOR PLAN
ELEVATION
SECTION A-A



SHEET No: 3 OF 3

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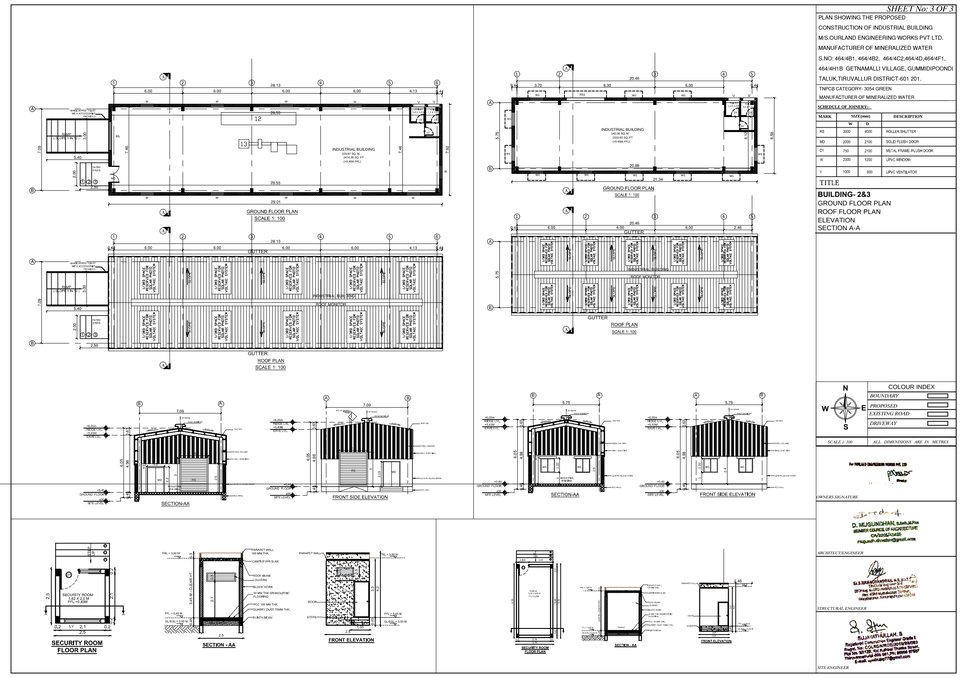
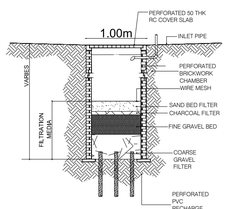
V	1000	600	UPVC VENTILATOR

TITLE
BUILDING- 2&3
GROUND FLOOR PLAN
ROOF FLOOR PLAN
ELEVATION
SECTION A-A

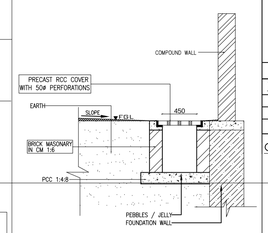




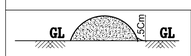
RAIN WATER HARVESTING TRENCH DETAIL

30.0m wide Uthukkottai - Gummidipoondi State Highways

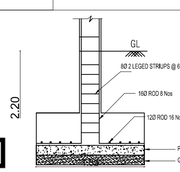
SITE PLAN
SCALE 1: 100



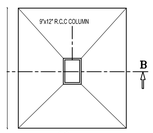
STORM WATER DRAIN DETAIL



DWARF WALL SECTION DETAIL

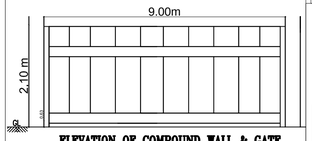


Section on AB



Plan

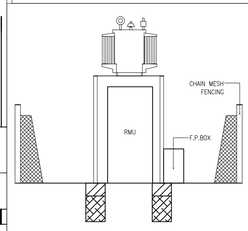
FOUNDATION DETAILS



ELEVATION OF COMPOUND WALL & GATE

DWARF WALL UPTO 7.5CM HT.

PLAN OF COMPOUND WALL & GATE



TRANSFORMER YARD SIDE VIEW

SECTION OF COMPOUND WALL

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.